



Stewart Precision | 5951 N Houston Rosslyn Rd. Houston, TX



OFFERING
SUMMARY

Titan Production Equipment | 200 Texas Ave. Columbus, TX

TEXAS

MANUFACTURING PORTFOLIO

533,550 SF | 4 SINGLE TENANT
ASSETS 100% LEASED WITH 11.9 YEARS
OF WALT | HOUSTON MSA



Forum Energy Technologies | 501 County Rd 493 Dayton, TX



Ford Steel LLC. | 24800-24900 Ford Rd. Porter, TX

THE OFFERING

Jones Lang LaSalle, Inc. ("JLL") is pleased to present the opportunity to acquire 100% fee simple interest in the four-property Brennan Manufacturing Portfolio ("the Portfolio" or "Offering"), totaling 533,550 square feet. The Portfolio is 100% leased, featuring four (4) single-tenant heavy manufacturing facilities on absolute triple-net (NNN) leases with 11.9 years of WALT remaining.

The absolute NNN leases offer investors stable, passive income with scheduled annual rent escalations and minimal landlord responsibilities. This strategically positioned portfolio features four high-performing tenants across premier industrial markets that surround the Greater Houston area. The properties benefit from immediate proximity to the Port of Houston, situating tenants within one of the nation's leading manufacturing and logistics corridors. This location advantage provides unparalleled access to critical infrastructure, supporting the operational efficiency and long-term stability of the tenant base.

Ownership will entertain single asset, sub-portfolio, and portfolio offers.

PORTFOLIO BREAKDOWN

Portfolio size	533,550 SF ~101.5 AC
Occupancy	100% - 4 Single-tenant Manufacturing Properties
Remaining lease term	11.9 years
Lease structure	Absolute NNN leases



PORTFOLIO BREAKDOWN

TENANT	ADDRESS	SQUARE FOOTAGE
Ford Steel LLC	24800 - 24900 Ford Rd, Porter, TX 77365	114,200
Titan Production Equipment	200 Texas Ave, Columbus, TX 78934	145,000
Stewart Precision	5951 N Houston Rosslyn, Houston, TX 77091	125,922
Forum Energy Technologies - Global Tubing LLC	501 County Rd 493, Dayton, TX 77535	148,428



FORD STEEL LLC. | 24800-24900 FORD RD. PORTER, TX



FORD STEEL LLC.
STRUCTURAL STEEL FABRICATORS



TITAN PRODUCTION EQUIPMENT | 200 TEXAS AVE. COLUMBUS, TX



STEWART PRECISION | 5951 N HOUSTON ROSSLYN RD. HOUSTON, TX



stewart
PRECISION



FORUM ENERGY TECHNOLOGIES | 501 COUNTY RD 493 DAYTON, TX



TEXAS

MANUFACTURING PORTFOLIO

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